

**WARREN PLANNING BOARD
MINUTES OF JUNE 12, 2013**

PRESENT: Mrs. Susan Libby, Mr. Peter Krawczyk, Mr. David Messier and Mr. Bill Scanlan

ABSENT: Mr. Bill Ramsey and Mrs. Melissa Sepanek

ATTENDEES: Trish Settles (CMRPC), Ed Kretkiewicz, Matt Ursillo, Bob Inangelo, Tony Marcotte and Don Nickerson

Opened the Meeting at 6PM

COMMENTS & CONCERNS

Mr. Ed Kretkiewicz who resides at 479 Little Rest Road addressed the Board this evening regarding a violation in the approved Site Plan Review for Morin Solar, LLC. Matt Ursillo, Senior Project Manager from Gehrlacher Solar acknowledged the error and remediated the situation immediately. Access to Array 1 was not in keeping with the approved plan and very close if not on the abutting property. Mrs. Acerra spoke with Brian “Chucky” Wilk today and he stated to her that access was indeed close however just over the property line. Mr. Kretkiewicz stated that he feels proper screening should be required to bring that corner back to the original status. Mr. Ursillo stated that he will work with the neighbors until they are happy.

OTHER BUSINESS/MINUTES

Motion to accept the Minutes of May 8, 2013 as written made by Mr. Messier; second: Mr. Krawczyk – unanimous.

Robert Inangelo – Mr. Inangelo addressed the Board this evening regarding his property on 863 Cronin Road. He is proposing to purchase additional property behind his lot and create a “non-buildable” lot thru a deeded easement. After a discussion, Mr. Inangelo was advised that he would need to have a surveyor create an ANR plan with proper wording describing the lot as “non-buildable” which would be filed at the Registry of Deeds. Mr. Inangelo was agreeable and thanked the Board for their time.

Motion to sign the Annual Assessment for CMRPC in the amount of \$1,268.05 made by Mr. Krawczyk; second: Mr. Messier – unanimous.

Motion to sign payroll for Rebecca Acerra in the amount of \$146.10, \$208.19, \$142.45 and \$175.32 made by Mr. Krawczyk; second: Mr. Messier – unanimous.

Motion to sign the invoice for Wm. Scanlan in the amount of \$1,300.00 and \$1,300.00 made by Mr. Krawczyk; second: Mr. Messier – unanimous.

6:30 PM – Informational Meeting with CMRPC – Rural 11 Prioritization Meeting.

A continuing discussion with CMRPC took place which has begun a new regional planning process that involves 11 towns in western Worcester County. Tonight’s meeting focused on identifying four important factors affecting future growth: priority development areas, priority protection areas, infrastructure investments and working landscapes.

WPB Minutes
June 12, 2013
Page 2

Those in attendance identified areas for priority to set up opportunities. The old Wright Mill area is within the priority area. Note worthy areas for preservation were: Comins Pond, Quaboag River, Lucy Stone Park, Old Bay Path Indian Trail, Devil's Peak, Shepard Farm on East Road, Mark's Mountain and Coy Hill.

Infrastructure areas included both Route 67 and the Massachusetts Turnpike. Additional discussion will take place on Wednesday, June 26, 2013 at the New Braintree Town Office Building for those interested.

Next meeting scheduled for June 19, 2013 at 6PM.

Motion to Adjourn made by Mr. Krawczyk; second: Mr. Messier – unanimous at 7:45 PM.

Respectfully submitted,

Rebecca Acerra
Secretary

Date Approved _____